

LOT 32 BLOCK 5 UNIT 23 THREE RIV
958-1531, 977-144, 982-1616, CT

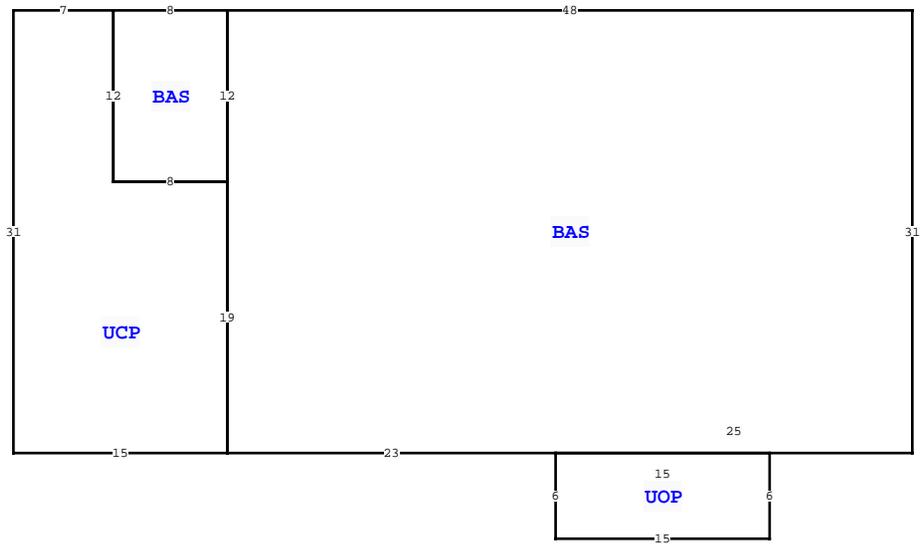
BECHTEL MINAKO
16439 SE 71ST TRL
LAKE BUTLER, FL 32054-5752

2026

00-00-00-01438-132

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	96	100	
BAS	1,488	100	
UCP	369	20	
UOP	90	25	
TOTALS	2,043		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,680	117.9000	113.18	190,142	2003	2003	0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1584 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,578
TOTAL MARKET OB/XF VALUE			10,316
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			138,894
SOH/AGL Deduction			27,444
ASSESSED VALUE			111,450
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,450
TOTAL JUST VALUE			138,894
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20752	M H	125	05/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/2236	10/28/2004	QC	Q	I	01	100
GRANTOR: RONALD FRANK BECHTEL						
GRANTEE: RONALD FRANK & MINA						
1029/0503	10/14/2004	WD	Q	I		59,000
GRANTOR: YORKTOWN FUNDING						
GRANTEE: RONALD FRANK BECHTE						

EXTRA FEATURES		285 SW TEXAS LN, FORT WHITE															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	0	12	12	144.00	UT	14.00	14.00	100	2006	2006	3	100	2,016	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 BAS= W8 S12 E8 N12\$ S12 UCP= W8 N12 W7 S31 E15 N19\$ S19 E23 UOP= S6 E15 N6 W15\$ E25 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							